



Department of
Environmental
Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Captain's Cove Condominiums

Site Code: 130032

Program: State Superfund Program

Classification: 02

EPA ID Number:

Location

DEC Region: 1

Address: Garvies Point Road

City: Glen Cove **Zip:** 11542

County: Nassau

Latitude: 40.85679935

Longitude: -73.64817267

Site Type: DUMP

Estimated Size: 10.6 Acres

Institutional And Engineering Controls

Control Type:

Deed Restriction

Site Owner(s) and Operator(s)

Current Owner Name: Village Green Realty

Current Owner(s) Address: 50 South Glen Sreet
Glen Cove, NY, 11542

Current Owner Name: City of Glen Cove

Current Owner(s) Address: City Hall, 9 Glen Street
Glen Cove, NY, 11542

Owner(s) during disposal: CITY OF GLEN COVE

Current On-Site Operator: City of Glen Cove CDA

Stated Operator(s) Address: City Hall, 9 Glen Street
Glen Cove, NY 11542

Site Document Repository

Name: Glen Cove Library

Address: 4 Glen Cove

Glen Cove, NY 11542

Name: NYS Department of Environmental Conservation

Address: Attn: Heide-Marie Dudek

625 Broadway - 12th floor Albany, NY 12233-7017

Hazardous Waste Disposal Period

From: unknown **To:** 12/81

Site Description

Location: The Captains Cove Condominium site (Site) is located on Garvies Point Road in the City of Glen Cove. A site boundary modification was approved by the Department in March 2016 to incorporate areas of the Li Tungsten USEPA Superfund Site identified as Areas A, A', G and G' into the definition of the Captains Cove State Superfund (Title 3) Site. The site is located along Glen Cove Creek. (see Figure 1)

Site Features and Current Zoning and Land Use: The site has been cleared of all buildings and foundations and now the City of Glen Cove is currently constructing a Ferry Terminal on the eastern portion of the site which includes the Li Tungsten Areas G and G. The Ferry Terminal portion of the site is zoned commercial, while the remaining area has been zoned mixed use for restricted residential development.

Past Use of the Site: Historically, the site was used recreationally for boating, fishing, and swimming. Starting in the 1950's a portion of the site turned into a community dump. Municipal wastes, such as garbage, street debris, and yard waste, along with incinerator residues, wastewater treatment plant sludges, construction and demolition (C&D) debris, hazardous wastes including spent solvents, printing wastes, drums, and Li Tungsten mill tailings were dumped on the site. Disposal continued into the early 1980's. From the 1930s through 1965 the redefined site, the exception of the western end, was also used for the disposal of materials dredged from Glen Cove Creek. Due to interest in the 1980s in redeveloping the Glen Cove Creek area, the site was the focus of several environmental investigations. These investigations identified metals in the soil exceeding background concentrations. On January 7, 1986, the NYSDEC placed the Captain's Cove Site on the New York State Registry of Inactive Hazardous Waste Disposal Sites (Registry) as a Class 2A site. The site classification was subsequently changed to Class 2 indicating substantial threat to human health or the environment. The City of Glen Cove, the site owner at the time (Village Green Realty) wastes were placed, signed a Consent Order to perform a Title 3 remedial program to address the hazardous waste disposal. Subsequent to signing the Consent Order, Village Green Realty declared bankruptcy. The City of Glen Cove completed the work under the Consent Order. A

Remedial Investigation and Feasibility Study were completed in 1999 with the Record of Decision requiring the excavation of waste to industrial/commercial standards signed in March 1999. The City of Glen Cove completed the Remedial Action in 2001. During the Title 3 Remedial Investigation of the Captains Cove site, the City of Glen Cove identified radiological and metal contamination associated with the Li Tungsten site. The USEPA issued a Record of Decision for the Li Tungsten Operable Unit 2 in 1999 requiring the excavation of the contamination. The USEPA completed the work at Captains Cove Condominium site in 2006. In 2009, the City of Glen Cove received Federal Stimulus money to begin the construction of a high speed ferry terminal on the eastern portion of the site. Construction of the new ferry terminal began in 2010 and is scheduled for completion in 2016. Subsequent to the construction of the Ferry Terminal foundation, a site boundary modification was prepared to better define the overall Captains Cove Site and to clarify that the Li Tungstens Areas A, A, G and G which overlap part of the original Title 3 remediation area are included. Site Geology and Hydrogeology: The Site is located along the northern shore of Glen Cove Creek. Soils observed at the site are similar to those observed throughout the Garvies Point Road area, the vadose zone consists of silt or silt and fine grained sand, while the saturated zone consists of sand underlain by an extensive and thick peat layer with a clay layer beneath it (observed off-site at 12- to 16-feet below ground surface). Groundwater, which varies with tidal cycles, was encountered at the site between 7 and 10-feet below ground surface. Regional groundwater flow is in a southerly direction towards Glen Cove Creek. Operable Units (OU): OU1: is the original NYSDEC Title 3 Area and Li Tungsten OU2 Areas A and A. OU2 is defined as all areas of the Captains Cove Site outside of the original Li Tungsten and Captains Cove remedial areas. OU3 is the Ferry Terminal Area, which includes a small portion of the original Title 3 Area and Li Tungsten OU2 Areas G and G.

Contaminants of Concern (Including Materials Disposed)

Type of Waste	Quantity of Waste
1,1,2-TRICHLOROETHYLENE (FOO1) (FOO2)	UNKNOWN
chloroform	UNKNOWN
BENZENE,	UNKNOWN
heavy metals	UNKNOWN
TETRACHLOROETHYLENE	UNKNOWN

Site Environmental Assessment

Remediation of the original Captain's Cove and USEPA Li Tungsten OU2 site were completed to industrial/commercial standards. Prior to remediation, hazardous waste disposal had

contaminated the site with metals and semi-volatile organic compounds (SVOCs). Contaminants of concern in the soil included arsenic, lead, mercury, and polycyclic aromatic compounds (PAHs). Current data indicates that residual arsenic, lead and mercury contamination is present in the remediated area and in areas added that have not previously been remediated. Contaminants of concern in the shallow groundwater continue to include PAH and metals. Chlorinated VOCs associated with an up-gradient site were also detected in the northern portion of the site.

Site Health Assessment

People may come into contact with contaminants in soils in OU-1 and OU-2 by walking on the site, digging or otherwise disturbing the soils. Measures are in place to prevent contact with residual soil contamination in OU-3. People are not drinking the contaminated groundwater because the area is served by a public water supply not affected by this site. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because the site is vacant, the inhalation of site-related contaminants due to soil vapor intrusion does not represent a current concern. The potential exists for people to inhale site contaminants for any future on-site redevelopment or occupancy.

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